



Neighborhood Meeting

Project Update

**Kirby Lane North Sewer
System**

Special Assessment District

December 15, 2006

Introduction

- ❑ Meeting attendees
- ❑ Project status
 - Construction started at end of summer 2006
 - Initial work - drainage point repairs
 - Con Ed - gas main along Grace Church Street



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December 15, 2006



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Purpose of This Meeting

- ❑ Present the revised project costs
- ❑ Answer questions



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Project Cost Components

- ❑ City financed
- ❑ Sewer special assessment district
- ❑ Kirby Lane North water main
- ❑ Kirby Lane North gas main



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City Financed Costs

- ▣ From 2001 to completion - \$335,397
 - Initial sewer feasibility study
 - Drainage improvements construction costs
 - Final resurfacing at completion of construction
 - City administrative costs



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Drainage Improvements – Sachs Property

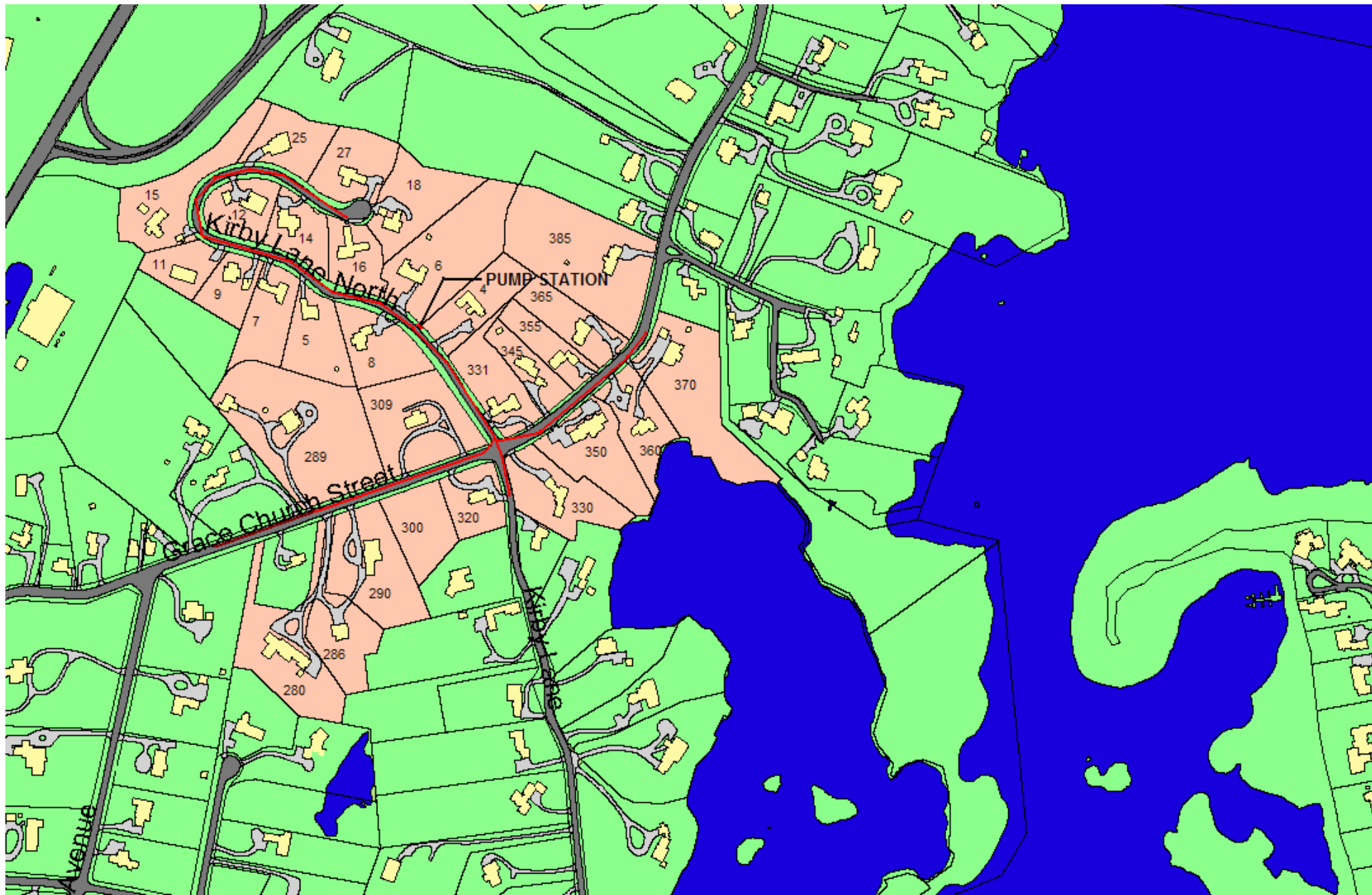
- Drainage before improvements included:
 - 3 Drainage manholes
 - 235 +/- linear feet 18" tile pipe
 - 140 +/- linear feet capstone drain
- Drainage after improvements includes:
 - Replace existing capstone drain with new 24" HDPE pipe
 - Inspect (TV) existing 18" tile drain
 - Make necessary point repairs on existing 18" tile drain
 - Restoration of property



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Sewer Special Assessment

District Costs – 30 Properties

- Through completion of construction - \$2,100,972
 - Sewer design, permitting, and construction support services
 - Sewer construction
 - Financing costs
 - Inspection
 - Advertising
 - Contingent Account
- Cost per Property \$70,032



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Comparison to 2004 Cost of \$1,676,282 – Why the Increase?

- Construction costs - \$ 272,894
- Engineering/construction support - \$ 157,913
 - Engineering - \$ 28,550
 - Construction Support - \$ 111,207
 - Outside Testing Consultants - \$18,156
- Finance, audit and EFC Costs - \$ 42,932
- Contingent account – (\$ 53,567)



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Kirby Lane North Sanitary Sewer Pump Station

- ❑ Located on City property
- ❑ Footprint approximately 18' x 20' (overall size)
- ❑ Six foot high black PVC chain link fence enclosure
- ❑ Adequately screened to minimize visual impact
- ❑ Gas fired emergency generator
 - Low decibel rating
 - Below fence height
 - Programmable exercise dates and times
- ❑ Design minimizes odors
- ❑ Contractor to field locate (stake out) pump station site



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Kirby Lane North Water Main – 12 Properties

Includes two components:

- City work - \$134,760
 - Sells design and permitting with Health Dept.
 - Rock trench excavation
 - Payment by additional City assessment
- Aquarion work - \$220,000 (per Aquarion)
 - Watermain installation
 - Inspection and testing costs
 - Payment to Aquarion
 - Payback of \$11,786 by Aquarion if connection is made within 5 Years



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Kirby Lane North Water Main

- Cost per Property
 - City - \$11,230
 - Aquarion - \$18,333
 - Total - \$29,563
- Refund from Aquarion
 - Connection must be made within 5 years
 - Amount of refund - \$11,786 per property



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Project Financing

□ Sewer Improvements – 30 Parcels

■ 20 Year Bond (4.50%)	\$5,382
■ 30 Year Bond (4.75%)	\$4,425
■ 20 Year EFC (2.25%)	\$4,445
■ 30 Year EFC (2.375%)	\$3,334

□ Watermain Trenching – 12 Parcels

■ 20 Year Bond (4.50%)	\$863
■ 30 Year Bond (4.75%)	\$710
■ 20 Year EFC (2.25%)	\$717
■ 30 Year EFC (2.375%)	\$538



Kirby Lane North Gas Main – 9 Properties

- ▣ Total payable to Con Ed - \$25,047 (per Con Ed)
- ▣ Cost per property - \$2,783



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Sewer, Water, and Gas House Connections

- ❑ Each homeowner is responsible for construction of the house connection from the property line
- ❑ There is no required timeframe to complete the work, however ...
 - Sewer connection vs. septic will increase property value
 - Aquarion refund – connection required within 5 years
 - Con Ed – commitment was made to convert at least one major appliance to gas
- ❑ Property owners should work together to get a “group” price from contractor for the connections
 - Prices based on linear foot for regular & rock trenching



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House Sewer Connections

▣ Advantages of Sewer Connections

- Enhanced property value
- Connection costs will be lower today than in the future, especially if the work is done as a “group” rate & while the contractor is mobilized
- Sewage disposal will comply with current Westchester Health Department regulations
- Enhanced ability to make improvements to ones residence



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Project Cost Accounting

- ❑ Allocation of costs by financing source
- ❑ City of Rye
 - 3 capital project accounts have been established to track costs for drainage work versus sewer main work versus water main work
- ❑ Chas. H. Sells, Inc.'s Accounting
 - Separate job codes have been established to track time for each capital project account
 - Separate invoices have been and will continue to be prepared for each of these accounts
- ❑ Contractor's Work
 - Payment items have been established to segregate and pay for work by capital project account



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Summary of Project Costs

- ❑ Paid by City - \$335,397 – Not in any special assessment
- ❑ Properties involved only in sewer construction - \$70,032/property
- ❑ Properties involved in sewer & water main construction - \$99,595/property
- ❑ Properties involved in sewer water & gas main construction - \$102,378/property



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Blasting

□ Pre-Blast Process

- Contractor to identify areas requiring blasting to remove trench rock
- City of Rye to issue blasting permit to approved blaster
- Approved blaster to make offer of pre-blast survey to homeowners
- Contractor/blaster to conduct pre-blast survey to document existing conditions, including water flow in homes
- There will be two blasting inspectors for this work
- Seismographs will be utilized to record seismic velocities
- Number and location of seismographs to be determined by blasting inspectors. Inspectors to perform recordkeeping.
- Blasting inspectors to be supplied by City of Rye
- Blasting to be conducted between 7:30 am and 6:00 pm only
- Resident engineer (Sells) to confirm and measure quantity for payment



Safety Procedures During Blasting

- Letters prior to start of blasting work
- Neighborhood meeting in early 2007 to review the blasting procedures
- E-mail notifications
- Signage
- Horns
- Blasting mats
- Blaster to conform to National Fire Protection (NFPA) 495
- Two blasting inspectors to oversee blasting operations



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Miscellaneous Items

- ❑ Contractor will restore areas disturbed or damaged during construction, including:
 - Lawns
 - Driveways and sidewalks
 - Shrubs and trees
 - Curbing
- ❑ City of Rye will install asphalt curbing to direct run-off where needed. This includes adding temporary curbing to control erosion during construction
- ❑ Questions, Comments and Concerns regarding this project should be directed to Chas. H. Sells (914-747-1120).
- ❑ The Resident Engineer's (Eli Castro) Cell Phone is 914-582-8603
- ❑ Residents can e-mail KirbyLaneNorth@chashsells.com to contact Sells project members



Project Schedule

- ❑ 12/22/06 – Complete sewer main* on Grace Church St.
- ❑ 12/26/06 – Start sewer main on Kirby La. North (KLN)
- ❑ 01/15/07 – Start of blasting on KLN
- ❑ 03/05/07 – Start pump station construction
- ❑ 05/28/07 – Completion of blasting on KLN
- ❑ 06/05/07 – Complete sewer main* on KLN
- ❑ 09/03/07 – Testing and start-up of pump station

* Sewer laterals will be done as job progresses



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KIRBY LANE NORTH/GRACE CHURCH STREET SEWER PROJECT
Recap of Project Costs

City Drainage Project		
Total to Financed by City	\$	335,397
Sewer Main Construction		
	30 Properties for Sewer	
Sells Design	\$	100,550
Testing Consultants	\$	18,156
Sells Construction Support	\$	241,207
Construction Costs	\$	1,459,519
Finance & Audit Services	\$	111,000
City Insp. Services	\$	10,000
Advertising	\$	2,732
Contingent Account	\$	157,808
	\$	2,100,972
Cost per Property	\$	70,032
Kirby Lane North Water Main		
	12 Properties for Water	
Costs Payable to City		
Sells Design & Trench CSS	\$	24,025
Rock Trench Excavation	\$	110,735
Subtotal City Costs	\$	134,760
Costs Payable to Aquarion	\$	220,000
Total Water Main Cost	\$	354,760
Assessed by City	\$	11,230
Payable to Aquarion	\$	18,333
Cost per Homeowner	\$	29,563
Aquarion Refund	\$	11,786
		Must Connect within 5 Years
Kirby Lane North Gas Main		
	9 Properties for Gas	
Con Ed Cost	\$	25,047
	\$	25,047
Cost per Homeowner	\$	2,783
Total of All Costs per Homeowner		
Sewer Only	\$	70,032
Sewer & Water	\$	99,595
Sewer, Water & Gas	\$	102,378

KIRBY LANE NORTH/GRACE CHURCH STREET SEWER PROJECT
Comparison of 2006 to 2004 Estimate for Sewer Special Assessment District

	2004		2006		Difference
Sewer Construction	\$	1,186,625	\$	1,459,519	\$ 272,894
Engineering & Construction Support	\$	202,000	\$	359,913	\$ 157,913
Engineering	\$	72,000	\$	100,550	\$ 28,550
Construction Support	\$	130,000	\$	241,207	\$ 111,207
Outside Testing Consultants	\$	-	\$	18,156	\$ 18,156
Financing & EFC	\$	80,800	\$	123,732	\$ 42,932
Contingency	\$	211,375	\$	157,808	\$ (53,567)
TOTAL	\$	1,680,800	\$	2,100,972	\$ 420,172
Cost per Property	\$	56,027	\$	70,032	\$ 14,006